

**Town of North Yarmouth  
Planning Board  
Meeting Minutes of May 9, 2023  
Business Meeting**

(recording is available via [Town Hall Streams](#))

**Call to order: (20:35 – 20:57)** Board Chair Paul Whitmarsh called the meeting to order at 6:34pm.

Board Chair Paul Whitmarsh, Board Member Kimry Corrette, Board Member Sanford Peabody, and Alternate Board Member Alexander Urquhart were present at the meeting.

Board Member Jeff Brown, Board Member Paul Metevier, and Board Member Trey Milam were absent from the meeting.

**Minutes Approval: (21:11 – 26:25)** Board Chair Paul Whitmarsh announced that himself and Alternate Board Member Alexander Urquhart would be full voting members for the meeting.

Board Chair Paul Whitmarsh, seconded by Board Member Sanford Peabody, motioned to approve April 26<sup>th</sup> meeting minutes. Vote 4 yes/0 no.

Board Chair Paul Whitmarsh read an email from Sol Dostilio regarding a meeting between the town planner and the attorneys at the last meeting.

**Public Hearing: (34:12 – 37:27)** Board Chair Paul Whitmarsh opened the public hearing at 6:48pm.

Chris Byers, 8 Quarry Ridge, asked about the next steps for the ordinances.

Board Chair Paul Whitmarsh stated that Tavern, Small Brewery, Small Winery, Small Distillery, Assembly Venue and Farmstand would be added to definitions. He also said that some wording in Table 7.1 would be changed.

Board Chair Paul Whitmarsh closed the public hearing at 6:51pm.

**New Business: (37:55 – 1:22:30)** Ryan Russell introduced an amendment to an approved site plan for 42 Walnut Hill Parkway to add an additional 40 X 75 building.

Board Member Kimry Corrette asked what is changing.

Board Chair Paul Whitmarsh asked why there was a change from what was originally approved.

Daniel Sheehan, owner of 42 Walnut Hill Parkway, said that his building is 40 X 75 instead of the proposed 30 X 100 due to the sprinkler ordinance at the time. He did not want to put a sprinkler in. He said that when he went for site plan approval, the driveway location was not addressed. He said that he did not know that he had to go to the Planning Board to put in another driveway.

Board Member Kimry Corrette asked if the driveway was DOT.

Board Chair Paul Whitmarsh said that Walnut Hill Parkway is a private road.

Board Members and Code Enforcement Officer discussed.

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Planner Kate Burch clarified that since this was an approved site plan, any changes made had to come before the Planning Board even if they are minor changes.

Ryan Russell read from the planner memo.

Board Chair Paul Whitmarsh asked if there would be restroom added.

Ryan Russell said yes and that it would connect to the existing septic.

Board Chair Paul Whitmarsh said that he could see it connecting to the leech field but not to the septic tank on the plan.

Board Chair Paul Whitmarsh said that he would like to see this update on the plans before they get signed.

Board Member Alexander Urquhart asked if everything on the plan would be approved if the Planning Board signed off on this amendment.

Board Chair Paul Whitmarsh said yes.

Ryan Russell asked what he needed to update on the plan.

Board Chair Paul Whitmarsh said that the plan needs to reflect that it will be going into a tank before the leech field.

Daniel Sheehan spoke from the audience.

Ryan Russell asked if it was wording that needed to be changed.

Board Chair Paul Whitmarsh and Ryan Russell clarified what needed to be added to the plan.

Board Member Kimry Corrette asked if it was an open area.

Ryan Russell said that the building would be going into an existing gravel pit.

Board Member Kimry Corrette asked if there were any visual buffers.

Ryan Russell said that they would not be adding any visual buffers as there is already existing vegetation.

Board Member Kimry Corrette asked if the building would be on a concrete pad.

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Ryan Russell said yes and directed the Planning Board to look at a picture of the existing building in the application.

Board Members discussed.

Board Member Kimry Corrette asked if there would be an additional septic tank added and if there would be any running water.

Daniel Sheehan said that it would probably be easier to add an additional septic tank.

Ryan Russell said that there is an existing well.

Board Member Kimry Corrette asked if the building would be 40 X 75 or 30 X 100.

Ryan Russell said that it would be 40 X 75.

Board Member Alexander Urquhart asked if there are any restrictions on the driveways and if the driveway is paved.

Planner Kate Burch said that there are no restrictions and that it had been reviewed by the Director of Public Works.

Ryan Russell said that none of the entrances are paved but the parking area is.

Board Member Sanford Peabody asked if the purpose of the building is for storage.

Daniel Sheehan said that it would be used to store his equipment.

Board Members discussed.

Board Chair Paul Whitmarsh went over the findings of fact from the planner memo.

Board Member Kimry Corrette asked if there would be any hazardous material being stored.

Daniel Sheehan said that he has cans of oil but that is it. He repeated that he would be adding an additional septic tank next to the building.

Board Members discussed.

Daniel Sheehan asked if he would be able to change the oil in the building or not.

Board Chair Paul Whitmarsh explained that the concern is for if someone in the future decides to store large amounts of hazardous material.



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Planner Kate Burch suggested adding a condition that the applicant must adhere to the best management practices in the groundwater protection overlay.

Code Enforcement Officer Ben Scipione said that everyone in the groundwater protection overlay should be adhering to the best management practices listed in the land Use Ordinance.

Board Chair Paul Whitmarsh went over the conclusions of law for this project.

Daniel Sheehan said that he may have fans in his building and a hot air furnace.

Board Chair Paul Whitmarsh, seconded by Board Member Sanford Peabody, motioned to approve the 42 Walnut Hill Parkway Amendment as submitted pursuant to the findings of fact in the memo dated March 31<sup>st</sup> 2023, with the condition to adhere to best management practices as listed in the Land Use Ordinance Section 9.2 for the groundwater protection overlay and with the condition that codes office be provided with updated plans showing the septic system for the additional building and how it ties in. Vote 4 yes/0 no.

Board Member Kimry Corrette asked if there would be a gas storage tank.

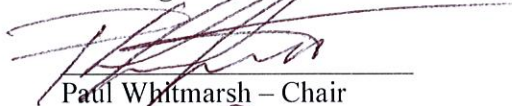
Daniel Sheehan said no.

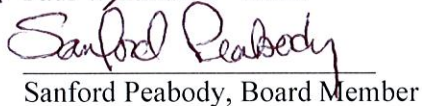
Ryan Russell said that there are propane tanks similar to what would be at a residential home.

**Adjournment:** (1:24:20) Board Chair Paul Whitmarsh, seconded by Board Member Kimry Corrette, motioned to adjourn the meeting at 7:38pm.

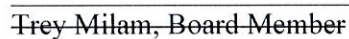
Recorded by Cassandra Bedigan, Administrative Assistant to Code Enforcement Office

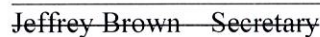
**Planning Board Members**

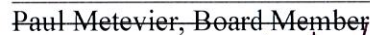
  
Paul Whitmarsh – Chair

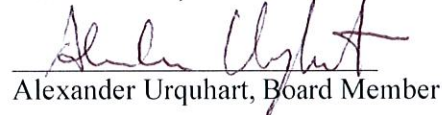
  
Sanford Peabody, Board Member

  
Kimry Corrette, Board Member

  
Trey Milam, Board Member

  
Jeffrey Brown – Secretary

  
Paul Metevier, Board Member

  
Alexander Urquhart, Board Member